Palace Auctions London

LOT 35



FREEHOLD LAND · FOR SALE BY AUCTION · 28 OCTOBER 2026

Former garage site, 46 Elgin Road

Addiscombe, Croydon CR0 6XA

GUIDE PRICE	SITE	TENURE	LOCATION
£45,000	**c. 160 m²**	**Freehold**	**Addiscombe**
Plus VAT on the hammer price	c. 1,730 sq ft	Vacant possession	c. 1 km from East Croydon

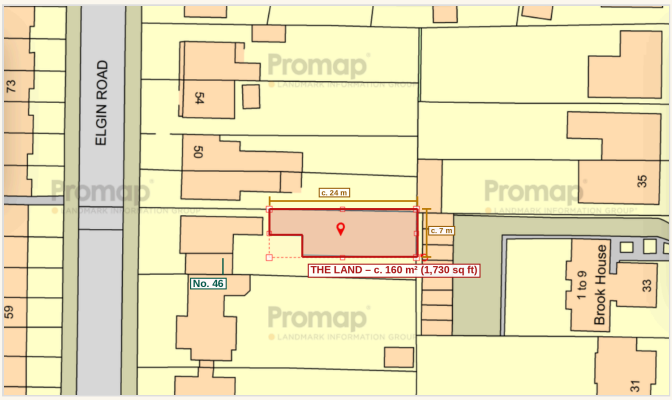
A freehold former garage site at the back of No. 46 Elgin Road, in a residential street in Addiscombe, about a kilometre from East Croydon station. There is no planning permission.

The land

A freehold former garage site of about **160 m² (1,730 sq ft)** at the back of **46 Elgin Road, Addiscombe**, offered at a guide price of **£45,000 plus VAT**.

The plot is about 24 m long and up to 7 m wide, with a step in at its western end. It is grassed and lies behind No. 46, between the rear gardens of the Elgin Road houses and the garages serving Brook House to the east. It is registered under title number SGL702009 and is sold with vacant possession. The site is not in a conservation area and is not covered by an Article 4 direction.

Access and rights – please check. The land has **no frontage to Elgin Road**. The register refers to rights granted by a Transfer of 28 July 2008, but HM Land Registry holds no copy. Parts of the land are subject to rights under the leases of the four flats at No. 46. There is **no planning permission**. See the legal pack before bidding.



The land edged red behind No. 46. Promap © Crown copyright. For identification only.



Aerial view – the land outlined in yellow. Approximate.



Title plan SGL702009 – the land edged red. © Crown copyright.



No. 46 Elgin Road (centre) – the land lies behind.

Key features

- Freehold land of c. 160 m² (1,730 sq ft)
- Former garage site behind 46 Elgin Road
- Residential street in Addiscombe
- Not in a conservation area; no Article 4 direction
- About 1 km from East Croydon station
- Sold with vacant possession

Summary

Tenure	Freehold – SGL702009
Possession	Vacant possession on completion
Planning	None
Local authority	London Borough of Croydon
Viewing	From Elgin Road, in daylight, at your own risk

Location

Elgin Road is a residential street in Addiscombe, between Addiscombe Road and Lower Addiscombe Road. East Croydon station is about a kilometre away, with fast trains to London Bridge and Victoria, and Sandilands tram stop is within a short walk.

Auction information and buyer's costs

Date and venue	Wednesday 28 October 2026 at 1.00 pm · The Mirror Room, Claridge's, Brook Street, Mayfair, London W1K 4HR
How to bid	In the room, online, by telephone or by proxy. Registration and anti-money laundering checks must be completed before bidding. Online bidders pay a £2,000 security deposit, refunded to unsuccessful bidders within 48 hours
Completion	20 business days after exchange – Wednesday 25 November 2026 if sold at the auction
Legal pack	Available to registered bidders, with the positioning plan. Buyers must read it and the Special Conditions of Sale before bidding

Buyer's costs

Item	Amount	When payable
Deposit	10% of the price (minimum £3,000)	On exchange at the auction
Buyer's premium	1% of the price (minimum £2,000) plus VAT	On exchange at the auction
Contract documents charge	£850 plus VAT	On exchange at the auction
Seller's legal costs and any searches	As set out in the Special Conditions	On completion
VAT on the price	VAT is chargeable on the hammer price	On completion
Stamp Duty Land Tax and your own legal costs	As applicable	On completion

Guide price and reserve

The guide price is an indication of the seller's current minimum acceptable price at auction. The reserve is confidential and will not be more than 10% above a single-figure guide. Guide prices and reserves may change up to the day of the auction.

Important notice

These particulars are a general guide and do not form part of any contract. Descriptions and measurements are approximate and must be verified by buyers through the legal pack, inspection and their own enquiries. Measurements are scaled from the HM Land Registry title plan, which shows general boundaries only. Photographs and plans are for identification only. All sales are subject to the RICS Common Auction Conditions, the Palace Auctions General Conditions of Sale and the Special Conditions of Sale.

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